

IMPORTANT NOTICE TO APPLICANT:

Make check for the total Processing Fee Payable to: Board of County Commissioners.

FOR OFFICIAL USE ONLY:

Agenda Date: 1-25-13
Tentative No.: T- 23334-1-NEW
Received Date: 1-15-13

FEES:
P.W.W.M. _____ \$1,872.00
Plus \$10.90 per site in excess of 6 sites _____ \$98.10
P.E.R.A. _____ \$210.00
PRINT \$2,180.10

Concurrency Review Fee (*6.00% of Sub-Total) -- \$130.81 *Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,310.91 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: SUNNY ISLES Sec.: 2 Twp.: 52 S. Rge.: 42 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

- Name of Proposed Subdivision: Beachwalk
- Owner's Name: Terra Beachwalk, LLC Phone: 305-777-3056
Address: 2665 South Bayshore Drive, Suite 1020 City: Miami State: FL Zip Code: 33133
Owner's Email Address: dmartin@terragroup.com
- Surveyor's Name: Fortin, Leavy, Skiles Phone: 305-653-4493
Address: 180 NE 168th Street City: N. Miami Beach State: FL Zip Code: 33162
Surveyor's Email Address: damian@flssurvey.com
- Folio No(s): See Exhibit "A" / _____ / _____ / _____
- Legal Description of Parent Tract: See Exhibit "A"
- Street boundaries: Atlantic Blvd. & NE 191st Street
- Present Zoning: R-TH Zoning Hearing No.: _____
- Proposed use of Property:
Single Family Res. (15 Units), Duplex (_____ Units), Apartments (_____ Units), Industrial/Warehouse (_____ Square .Ft.),
Business (_____ Sq. Ft.), Office (_____ Sq. Ft.), Restaurant (_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by P.E.R.A. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: _____

(Print name & Title here): David Martin, Manager

BEFORE ME, personally appeared David Martin this 2 day of January, 2013 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 2 day of January, 2013 A.D.



Signature of Notary Public: _____

(Print, Type name here): Sandra Ramos

(NOTARY SEAL)

4/30/2016
(Commission Expires)

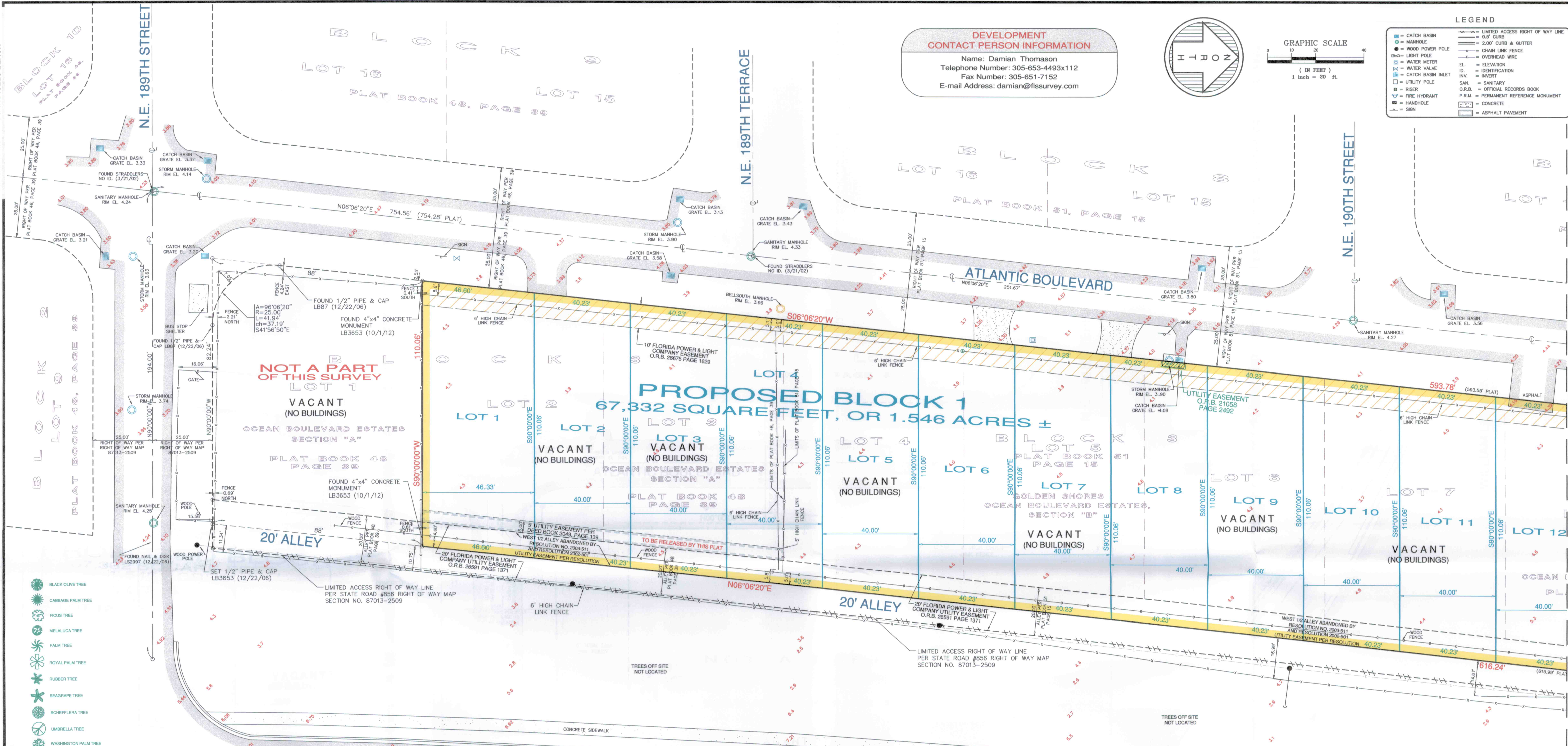
EE178548
(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

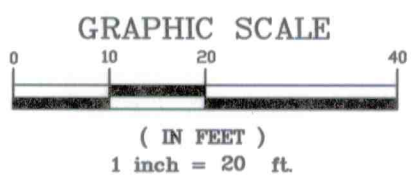
REV. 2- 11/01/065

TENTATIVE PLAT T-23334-1-NEW
BEACHWALK
SEC. 2, TWP. 52 S., RGE. 42 E. DISTRICT 4
ZONING: R-TH SUNNY ISLES BEACH

- BLACK OLIVE TREE
- CABBAGE PALM TREE
- FIGUUS TREE
- MELALUCA TREE
- PALM TREE
- ROYAL PALM TREE
- RUBBER TREE
- SEAGRASS TREE
- SCHOFFERLA TREE
- UMBRILLA TREE
- WASHINGTON PALM TREE



DEVELOPMENT
CONTACT PERSON INFORMATION
Name: Damian Thomason
Telephone Number: 305-653-4493x112
Fax Number: 305-651-7152
E-mail Address: damian@flsurvey.com



LEGEND	
—	LIMITED ACCESS RIGHT OF WAY LINE
—	0.5' CURB
—	2.0' CURB & GUTTER
—	CHAIN LINK FENCE
—	OVERHEAD WIRE
—	ELEVATION
—	IDENTIFICATION
—	INVERT
—	SANITARY
—	O.R.B. = OFFICIAL RECORDS BOOK
—	P.R.M. = PERMANENT REFERENCE MONUMENT
—	CONCRETE
—	ASPHALT PAVEMENT

SEE SHEET 2 OF 2

MATCH LINE

(STATE ROAD A-1-A) (OCEAN BOULEVARD)

COLLINS AVENUE

SCHEDULE B - II:

— Lands shown herein were abstracted for easements and/or rights-of-way of records per First American Title Insurance Company Fast File No.: 1062-2799471 (Revision B) with an effective date of October 1, 2012. All easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary & Topographic Survey".

SCHEDULE B - II

- 1 - 8 Standard Exceptions.
- 2 - Plat of Ocean Boulevard Estates Section "A" recorded in Plat Book 48, Page 39. (As to Lots 2 and 3)
Right-of-way per plat that affects parcel are shown on survey. No easements per plat to plat.
- 3 - Plat of Golden Shores Ocean Boulevard Estates Section "B", recorded in Plat Book 51, Page 15. (As to Lots 4, 5, 6, 7, 8 and 9)
Right-of-way per plat that affects parcel are shown on survey. No easements per plat to plat.
- 4 - Easement recorded in Deed Book 3049, Page 139. Affects Lots 2 & 3 of Block 3, Plat Book 48, Page 39. Restricts lot use to single family residence, building setback requirements, and 5' utility easement shown on survey.
- 5 - Resolution No. 2003-511 recorded in O.R.B. 21181, Page 3232. (As to all lots). Affects parcel and shown on survey. 20' alley vacated by Resolution subject to utility easement and other requirements.
- 6 - Agreement recorded in Deed Book 3356, Page 449. (As to Lot 4)
Affects Lot 4, Block 3, but not subject to location.
- 7 - Resolution No. 2002-488 recorded in O.R.B. 21058, Page 2490. (As to Lot 6)
Document references address for Lot 4, Block 3, Exhibit "A" of document was not included, therefore easement cannot be located.
- 8 - Easement recorded in O.R.B. 21058, Page 2492. (As to Lot 6)
Easement affects Lot 6, Block 3 and shown on survey.
- 9 - Agreement recorded in Deed Book 3972, Page 328. (As to Lot 9)
Affects Lot 9, Block 3, but not subject to location. Restricts use to duplex only.
- 10 - City of Sunny Isles Beach Easement to Florida Power and Light recorded in Official Records Book 26591, Page 1371.
Affects parcel and shown on survey.
- 11 - Easement granted to Florida Power & Light Company recorded in Official Records Book 26675, Page 1629.
Affects parcel and shown on survey.
- 12 - INTENTIONALLY DELETED.
- 13 - Rights of tenants in possession under unrecorded leases.

SURVEYOR'S NOTES:

- This site lies in Section 2, Township 52 South, Range 42 East, City of Sunny Isles Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- 20' Alley vacated by Resolution subject to utility easement and other requirements per Resolution #2003-511 Official Records Book 21181-3232.
- Bearings herein are referred to an assumed value of S 06°06'20" W for the East right of way line of Atlantic Boulevard, and evidenced by found 1/2" pipe & cap and found 4"x4" concrete monument.
- Elevations shown herein are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. A-5-R, Elevation +5.98, located by PK nail & brass washer on deck of catch basin at N.E. 189th Street (215' South of centerline) and Highway A-1-A (2' West of West edge of pavement & 40' North of a fire hydrant).
- Lands shown herein are located within an area having a Zone Designation AE (EL 7) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0153L, for Community No. 120858, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated herein are field measured by electronic measurement, unless otherwise noted.
- Lands shown herein containing 67,332 square feet, or 1.546 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown herein or smaller.
- Roof overhang not located unless otherwise shown.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown herein were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The title commitment shown herein does not include the West 1/2 of the vacated alley.
- Legal description shown herein per title commitment furnished by client and no claims as to ownership are made or implied.
- Elevations shown herein have not been updated to reflect possible settlement and/or environmental changes after the date of the original survey.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Miami-Dade, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

Lots 2 and 3, Block 3, OCEAN BOULEVARD ESTATES SECTION "A", according to the Plat thereof, as recorded in Plat Book 48, Page 39, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH that portion of the West 1/2 of the vacated alleyway lying East of and adjacent to Lots 2 and 3, Block 3, OCEAN BOULEVARD ESTATES SECTION "A", as recorded in Plat Book 48, Page 39, per City of Sunny Isles Resolution No. 2003-511, recorded April 18, 2003 in Official Records Book 21181, Page 3232, of the Public Records of Miami-Dade County, Florida.

Lots 4, 5, 6, 7, 8 and 9, Block 3, GOLDEN SHORES OCEAN BOULEVARD ESTATES SECTION "B", according to the Plat thereof, as recorded in Plat Book 51, Page 15, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH that portion of the West 1/2 of the vacated alleyway lying East of and adjacent to Lots 4, 5, 6, 7, 8 and 9, Block 3, GOLDEN SHORES OCEAN BOULEVARD ESTATES SECTION "B", as recorded in Plat Book 51, Page 15, per City of Sunny Isles Resolution No. 2003-511, recorded April 18, 2003 in Official Records Book 21181, Page 3232, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary Survey", was made under my responsible charge on February 5, 2007 and updated on October 1, 2012, as a tentative plat for the City of Sunny Isles and Miami-Dade County, and meets the Minimum Technical Standards as in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, For the Firm
Surveyor and Mapper, LS2853
State of Florida.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

Date of original survey	2/5/07
Scale	1" = 20'
Drawn By	DANJR
Cad. No.	020331
Plotted:	11/19/12 10:34a
Ref. Dwg.	2002-044-1
Field Book	540/49-50 SJD
Job No.	080041
Dwg. No.	4008-003
Sheet	1 of 2

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Fees:
P.W.W.M. _____ \$1,872.00
Plus \$10.90 per site in excess of 6 sites _____ \$0.00
P.E.R.A. _____ \$210.00
PRINT \$2,082.00

Number of Sites : (1)

FOR OFFICIAL USE ONLY:

Agenda Date: 1-25-13

Tentative No.: T-23333-1-NEW

Received Date: 1-10-13

Concurrency Review Fee (*6.00% of Sub-Total) -

\$124.92

*Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>

\$2,206.92

<<====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: CITY OF MIAMI Sec.: 22 Twp.: 54 S. Rge.: 4 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: NEW BISCAYNE SHUSTER

2. Owner's Name: Ralph Shuster, Inc Phone: 561-543-9393

Address: 690 SW 1 Ct #1902 City: Miami State: FL Zip Code: 33130

Owner's Email Address: markkreisler@yahoo.com

3. Surveyor's Name: Ben & Ben Phone: 305-251-9606

Address: 12230 SW 131 Ave ST-201 City: Miami State: FL Zip Code: 33186

Surveyor's Email Address: kbello@bellolandsurveying.com

4. Folio No(s): 01-4122-001-0320

5. Legal Description of Parent Tract: portion of lots 4 & 5 & all of lot 6 & 7 / Block 26
of the Samuel Rhodes Amended Plat of New BISCAYNE PB-B / PG-16

6. Street boundaries: Blaine Street / Lincoln Ave

7. Present Zoning: T3-0

Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res. (1 Units), Duplex (2 Units), Apartments (_____ Units), Industrial/Warehouse (_____ Square .Ft.),
Business (_____ Sq. Ft.), Office (_____ Sq. Ft.), Restaurant (_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

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STATE OF FLORIDA)

SS:

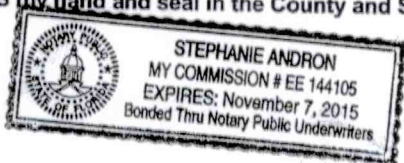
COUNTY OF MIAMI-DADE)

Signature of Owner: _____

(Print name & Title here): David Malkin, President, Ralph Shuster Inc

BEFORE ME, personally appeared David Malkin this 14 day of Dec, 2012 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known _____ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 14 day of Dec, 2012 A.D.



Signature of Notary Public: _____

(Print, Type name here: Stephanie Andron)

11/7/2015

(Commission Expires)

144105

(Commission Number)

(NOTARY SEAL)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

REV. 2- 11/01/06S